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MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

TUESDAY, JULY 23, 2019, AT 10:00 AM
COUNCIL CHAMBERS, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. Public Commentary
- IV. New Business
- V. Adjournment

Each person participating in public comment shall have up to four minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

Items on this Agenda
Appear in Numerical Order
According to Ward

NO.A-8481 (13th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT NO. O2019-3942

Common Address 5842-5848 W 63rd St
Applicant Alderman Marty Quinn
Change Request B1-1 Neighborhood Shopping District to a RS2 Residential Single-Unit (Detached House) District

NO.A-8452 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9453

Common Address 1713 N Harding Avenue
Applicant Alderman Roberto Maldonado
Change Request RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

NO.A-8453 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9472

Common Address 1639 N Kimball Ave
Applicant Alderman Roberto Maldonado
Change Request RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

NO.A-8455 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9450

Common Address 1702 N Monticello Ave
Applicant Alderman Roberto Maldonado
Change Request RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

NO.A-8457 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9504

Common Address 1615-17 N Monticello Ave
Applicant Alderman Roberto Maldonado
Change Request RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

NO.A-8458 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9507

Common Address 1500 N Monticello Ave
Applicant Alderman Roberto Maldonado
Change Request RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

NO. 20055-T1 (1st WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4213

Common Address: 1570-72 N Milwaukee Ave

Applicant: YETI Coolers LLC

Owner: CA Residential LLC

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: B2-2 Neighborhood Mixed-Use District to C1-3 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of a retail facility, with incidental medium event venue space, within the Floor of the existing four-story (with basement) mixed-use (commercial-residential) building, at the subject site. Part of the rehabilitation plan calls for the interior build out of the existing grade-level storefront (5,303 square feet), to accommodate for a new retail tenant, which plan also includes the erection of a single cafe-bar, within the storefront, which will operate in conjunction with the retail facility. The remainder of the existing four-story building will remain unchanged, so that there will continue to be eleven (11) dwelling units located on and between the 2nd thru 4th Floors. The subject property is located within the Milwaukee Avenue Landmark District (Wicker Park Historic District) and is also located within 1,320 linear feet of the entrance to the Milwaukee-Damen CTA ('Blue Line') Station. As such there is, and will continue to be, no off street vehicular parking located on the subject site. No physical expansion of the existing building is contemplated or required. The existing building is, and will remain, masonry, glass and steel in construction and measures 50 feet-7 ½ inches (approximately) in height.

NO. 20056 (2nd WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4270

Common Address: 1713 N Clybourn Ave

Applicant: 1713 N Clybourn Ave LLC

Owner: 1713 N Clybourn Ave LLC

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to locate and establish a 'day spa' (personal service use), within the grade-level (storefront), of the existing four-story mixed-use (commercial-residential) building, at the subject site. Beyond the interior build out of the existing grade-level storefront (1,575 square feet), to accommodate for the new proposed day spa, there will be no changes or additions to the physicality (exterior) of the existing building. Toward this end, there is and will continue to remain, two (2) dwelling units, located on and between the 2nd thru 4th Floors of the existing building. There is also, and shall remain, onsite (off-street) parking for two (2) vehicles, located in a detached garage (with roof deck), at the rear of the existing building. The existing building is masonry in construction and measures 46 feet-1 inch (approximately) in height.

NO. 20062 (2nd WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4107

Common Address: 1200-1212 N State St

Applicant: Lookout LLC

Owner: Lookout LLC, Sunny Glade LLC, and Good Luck Glades LLC

Attorney: DLA Piper

Change Request: B3-5 Community Shopping District to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the B3-5 Community Shopping District to a Residential-Business Planned Development, to permit the construction of an 11-story mixed-use development containing ground floor commercial, 95 dwelling units and 32 parking spaces, together with accessory and incidental uses.

NO. 20052-T1 (11th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4126

Common Address: 3624 S Halsted Street

Applicant: Samuel LeVon

Owner: Samuel LeVon

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District

Purpose: The subject property is currently zoned for Manufacturing. The subject property is currently all residential which is not a permitted use in a Manufacturing district. The applicant would like to rezone the property so the zoning district properly conforms with the current use. The property is improved with a 2-story, 2 dwelling unit building, 25' in height with rear yard detached 2-car garage. There are no commercial spaces.

NO. 20054 (12th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-42050

Common Address: 3703-3747 S Rockwell Ave

Applicant: CMRP Development Corp.

Owner: CMRP Development Corp.

Attorney: Katriina McGuire/ Thompson Coburn LLP

Change Request: M1-2 Limited Manufacturing/ Business Park District, C1-2 Neighborhood Commercial District and RS3 Residential Single Unit (Detached House) District to M1-2 Limited Manufacturing/ Business Park District and then to a Manufacturing Planned Development

Purpose: After approval and construction, the site will be improved with an approximately 160,755 sq. ft. manufacturing facility and 144 parking spaces. The structure will be approximately 40 feet tall. The property will be screened and landscaped.

NO. 20057 (21st WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4284

Common Address: 8154-56 S Racine Ave, 1206-10 W 82nd Street

Applicant: Gomez Landscaping LLC

Owner: Gomez Landscaping LLC

Attorney: Law Offices of Samuel VP Banks, Nicholas Ftikas

Change Request: C2-2 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change to permit the conversion of the existing twelve (12) unit, mixed-use building, with three (3) retail units at grade, to a fifteen (15) unit residential unit. No changes are proposed to the height, FAR, or setbacks of the building. No onsite parking will be provided. The Applicant will seek a Special Use to permit off-site accessory parking

NO. 20048-T1 (21st WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4094

Common Address: 9001 S Halsted Street

Applicant: Robin Wright

Owner: Robin Wright

Attorney: Lewis W. Powell III

Change Request: M1-1 Limited Manufacturing/ Business Park District to C2-1 Motor Vehicle Related Commercial District

Purpose: Multi-media event and meeting rooms and banquet facility, with a capacity of 583 people in a 1-story 16 feet high 16,394.24 square foot brick building with 120 off-street parking spaces and no dwelling units on site.

NO. 20047-T1 (24th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4093

Common Address: 3953-57 W Polk Street; 801 S Pulaski Road

Applicant: TKVD Inc.

Owner: TKVD Inc.

Attorney:

Change Request: C1-2 Neighborhood Commercial District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2 Neighborhood Commercial District

Purpose: To allow a restaurant and commercial spaces within the existing 1 and 2 story commercial building. No residential proposed, no parking on site, existing 1 and 2 story building; building size is approx. 9,471.4 sq.ft. Existing height/ no change to exterior of building.

NO. 20058 (27th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4309

Common Address: 1400-1410 W Randolph St

Applicant: MP Randolph LLC

Owner: MP Randolph LLC

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: C1-3 Neighborhood Commercial District to DX-7 Downtown Mixed-Use District and then to a Residential Business Planned Development

Purpose: The Applicant is seeking a zoning Map Amendment in order to permit the construction of a new twenty-one-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed/removed. The new proposed building will contain commercial/retail space (8,606 square feet) and a residential lobby - at grade level, and a total of 252 dwelling units - above (3rd thru 21st Floors). There will be a roof deck and a penthouse, featuring residential amenities, located above the 21st Floor. The subject property is located less than 1,320 linear feet from the entrance to the Lake Street CTA Train Station, and - therefore, the subject site qualifies as a Transit Served Location, under the tenets of the current Zoning Ordinance. As such, the Applicant is seeking to reduce the amount of required vehicular parking by approximately 70% - from 252 spaces to 67 spaces. All of the parking for the proposed new development will be located on and between the 1st and 2nd Floors of the building. The new building will be concrete, steel and glass - in construction and will measure 223 feet-10 inches in height.

NO. 20059 (27th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4344

Common Address: 1234-48 W Fulton Market; 301-15 N Elizabeth St

Applicant: ELA Associates LLC

Owner: ELA Associates LLC

Attorney: Michael Ezgur

Change Request: M2-3 Light Industry District to DS-5 Downtown Service District

Purpose: To convert the existing building into a general office (14,000 sq.ft.) with no parking. There will be no residential use, no change to the height of the existing building (25 feet existing) and no loading

NO. 20063-T1 (27th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4101

Common Address: 401-425 N Morgan; 932-954 W Kinzie; 400-424 North Sangamon

Applicant: 401 Morgan LLC

Owner: 401 Morgan LLC

Attorney: DLA Piper

Change Request: M2-3 Light Industry District to DS-5 Downtown Service District

Purpose: The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the DS-5 Downtown Service District in order to authorize the operation of an Indoor Special Event use with outdoor rooftop patio at the existing single and 4-story building containing approximately 74,601 square feet of commercial use. 0 residential dwelling units and 39 vehicular parking spaces.

NO. 20066 (27th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4399

Common Address: 1436-1450 W Randolph Street

Applicant: MP Union Park LLC

Owner: WFLP Randolph LLC, Majka Holdings LLC,

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: C1-3 Neighborhood Commercial District to C1-5 and then to a Residential Business Planned Development

Purpose: The Applicant is seeking a zoning Map Amendment in order to permit the construction of a new eight-story residential building and a new six-story mixed-use (commercial/residential) building, at the subject property. The existing two-story building will be razed/removed, while the existing five-story office building will be retained and preserved - as is. The new proposed eight-story building will contain a residential lobby and amenity space, including an open garden area - at grade level, and 175 dwelling units - above (2nd thru 8th Floors). There will be additional residential amenity space and outdoor (green) space also located on the 8th Floor. The proposed six-story mixed-use building will contain commercial/retail space (7,202 square feet) and a residential lobby - at grade level, and a total of 85 dwelling units - above (2nd thru 6th Floors). The subject property is located less than 1,320 linear feet from the entrance to the Ashland Avenue CTA Train Station, and - therefore, the subject site qualifies as a Transit Served Location, under the tenets of the current Zoning Ordinance. As such, the Applicant is seeking to reduce the amount of required vehicular parking by approximately 77% - from 260 spaces to 59 spaces. All of the parking for the new development will be located at grade level, within the interior of the proposed eight-story building. The new proposed buildings will be concrete, steel and glass - in construction, with masonry accents. The tallest (eight-story) building will measure 103 feet-4 inches in height *The proposed height and number of dwelling units trigger a mandatory planned development, under the current Zoning Ordinance.

NO. 20050 (29th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4099

Common Address: 5722 W Race Ave

Applicant: A-Z Builders, Inc

Owner: A-Z Builders, Inc

Attorney: Paul Kolpak

Change Request: RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To divide the property into (2) zoning lots and construct two new two story three dwelling unit building. The heights of each building will be 24 feet 4 inches. There will be 3 parking spaces for each building. No commercial space.

NO. 20046 (30th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4092

Common Address: 3208 N Kostner Ave

Applicant: Edwin E. Muniz

Owner: Edwin E. Muniz

Attorney:

Change Request: B2-3 Neighborhood Mixed-Use District to C1-3 Neighborhood Commercial District

Purpose: Continue a tavern use. Also to operate a full service-restaurant with live entertainment within the existing 1 and 2 story building. Commercial space 3,869 sq. ft., No changes to existing structure, Existing 2nd floor 1 dwelling unit; existing approximate 25 on-site parking spaces.

NO. 20053-T1 (32nd WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4130

Common Address: 1645-55 W Fullerton Ave

Applicant: Fullerton Property Holdings LLC

Owner: Metro Chicago Web Corporation/ Newsweb Corporation

Attorney: Thomas Moore

Change Request: M3-3 Heavy Industry District to C3-2 Commercial, Manufacturing and Employment District

Purpose: The applicant wishes to rezone the property in order to expand the potential number of permitted office-uses on the property. There are no planned changes to the existing 3-story building, 43.0' in height, which will remain solely for office or commercial use (combined total of 33,980 sq. ft.) The applicant plans to add on-site parking to conform to applicable use requirements: the applicant currently proposes an additional 65 parking stalls for a total of 80 on-site accessory parking spaces (6 handicap, 74 standard).

NO. 20064 (42nd WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4105

Common Address: 301 W Huron; 308 W Erie

Applicant: NWC 308 W Erie LLC

Owner: River North Limited Partnership #1

Attorney: DLA Piper

Change Request: DX-5 Downtown Mixed-Use District to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the DX-5 Mixed-Use District to a Business Planned Development to permit the construction a 6-story addition to an existing 7-story office building and a new construction 16-story commercial building containing 137 parking spaces, ground floor retail commercial and accessory and incidental uses.

NO. 20051-T1 (44th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4103

Common Address: 3347-49 N Southport Ave

Applicant: 3347 Southport LLC

Owner: 3347 Southport LLC

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District

Purpose: The applicant wishes to rezone the property to construct a proposed 6-story mixed-use building, 64' 1" in height, with 1 ground floor commercial space (4,230 sq. ft.), 35 residential efficiency units and 36 bike parking stalls. There is no planned parking onsite: the applicant will seek to establish the subject property as a transit-served location to waive the required parking

NO. 20065 (44th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4340

Common Address: 857-937 W Barry Ave, 3000-3020 N Halsted St, 3001-3021 N Dayton St, 3000-3024 N Dayton St, 800-956 W Wellington Ave, 901-937 W Wellington Ave, 2934-2958 N Mildred Ave, 900-908 W Oakdale Ave and 3001-3029 N Sheffield Ave

Applicant: Advocate North Side Health Network d/b/a Advocate Illinois Masonic Medical Center

Owner: Chicago Transit Authority

Attorney: John George, Akerman LLP

Change Request: B3-2 Community Shopping District and Institutional Planned Development No. 50 to Institutional Planned Development No. 50, as amended

Purpose: Applicant is proposing to construct a new parking garage in newly added Sub-Area D with 408 parking spaces and medical uses on the ground floor the height of the parking garage will be approx. 50 feet fronting Sheffield Avenue but will step up to approx. 74 feet along the CTA tracks

NO. 20060-T1 (46th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4384

Common Address: 4420-4430 N Sheridan Road

Applicant: Carl Clybourn, LLC

Owner: Carl Clybourn, LLC

Attorney: Law Office of Mark J Kupiec

Change Request: B3-3 Community Shopping District to B2-5 Neighborhood Mixed Use District

Purpose: To convert the existing commercial units on the ground floor into 5 live/work units for a total of 38 dwelling units within the existing building; existing 4 story building; existing height 45 feet / no change proposed; pursuant to a Transit Served Location Ordinance, there is no existing on-site parking provided.

NO. 20061-T1 (47th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4469

Common Address: 4241N Ravenswood Ave

Applicant: Birnecker Holdings LLC

Owner: Birnecker Holdings LLC

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-2 Commercial, Manufacturing and Employment District

Purpose: The applicant wishes to rezone the property in order to consolidate the distillery production operations and office space with the tasting room and store, currently located at 5121 North Ravenswood Avenue. The existing 1-story building, 25.0' in height, will be renovated to accommodate the additional store and tasting room space as well as a proposed exterior patio space and 5 exterior parking spaces. The distillery production space measures 21,333 sq. ft.; the retail and tasting room spaces measure 10,610.52 sq. ft (combined). The applicant will seek relief to establish a transit-served location in order to waive any additional required on-site parking.

NO. 20049-T1 (50th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4095

Common Address: 6001-6009 N Lincoln Ave; 3100-3120 W Peterson Ave and 6000-6030 N Albany Ave

Applicant: Nitols Associates LP

Owner: Chicago Title Land Trust Company as successor Trustee under a trust agreement known as Trust #4675

Attorney:

Change Request: B3-2 Community Shopping District and RS3 Residential Single Unit (Detached House) District to B3-2 Community Shopping District

Purpose: Proposed Use: Restaurant with accessory drive-thru and related parking area- Dwelling Units: None- Parking Spaces: 40. Building Height: 17.5 feet- Building Size: 3,385 square feet (and 100 square foot single story storage shed)